

Wintz, Katelynn A

From: Jennifer Erickson <jeffilous@yahoo.com>
Sent: Wednesday, October 13, 2021 3:27 PM
To: Wintz, Katelynn A
Subject: CPC CU 21-00158 & CPC NV 21-00159

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Hello,

We live on Preachers Hollow Trail in Cordera (across the street from this project) and we just wanted to make a comment about the intersection leaving our home at Happy Meadows Trail (North one) and Grand Cordera Pkwy.

It is getting crowded already and many cars drive over the speed limit. We have to jet out there in order to make the right turn to leave our neighborhood.

It would be safer to have a 4-way stop sign there before this project is completed. Hopefully that will take place.

I know this project will bring less traffic than a strip mall, but because of the many businesses in that section, we believe this is necessary.

Thanks for your time.

Adam & Jennifer Erickson
4814 Preachers Hollow Trail
307-256-8399

Wintz, Katelynn A

From: Laura Rietveld <laura.rietveld@yahoo.com>
Sent: Tuesday, October 12, 2021 3:20 PM
To: Wintz, Katelynn A
Subject: Avenida Senior Living - proposed building project

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Ms. Wintz,

I have taken a look at the drawings for the proposed Senior Living Building for 55 Grand Cordera Parkway. Being a resident in Cordera, one of the things that drew us to the neighborhood was the breathtaking beauty of the mountain range visible from so many homes. As construction has built up all along Grand Cordera Pkwy. and Cordera Crest, so much of that awe inspiring natural beauty has been destroyed or obstructed.

The childcare center that was recently constructed was expertly developed to sit below the line of view of many homes in Cordera. Thus, providing an important business without obstructing the fabulous mountain views enjoyed by so many Cordera Residents.

I understand that the land proposed for use by the Senior Living Center, has already been designated as a Commercial Business Use property. I would request that if there needs to be something built in that area, that it be restricted to a **one-story structure**.

Additionally, there is already a Senior Living Center just down the street on Grand Cordera, as well as a brand new (huge) Senior Living Facility close to Old Ranch Road.

As the city makes plans for this property, please consider what brought so many of us to the North End of Colorado Springs...the love of nature and all the wonder and beauty it provides.

Thank you for your time.

Very Respectfully,

Laura Rietveld

Wintz, Katelynn A

From: Steve Toohey <tooheyst@yahoo.com>
Sent: Wednesday, October 13, 2021 10:58 AM
To: Wintz, Katelynn A
Subject: CPC CU 21-00158, CPC NV 21-00159

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hi Katelynn,

Regarding Avenida Senior Living at corner of Briargate Pkwy and Grand Cordera.

Although the decision appears to have been made at this point, I OPPOSE.

I believe the current sign on that corner indicates that this was to be commercial. If it has changed to residential, then this is very likely NOT the highest and best use of the property.

Additionally, multiple high rise apartments line Grand Cordera from Research north to Union. Yet another apartment building along this corridor is excessive and visually obtrusive. The mail out that addresses this proposed development does not even go so far as to indicate the elevation of the building or the number of floors. This detail is a huge factor in how the development will be viewed by surrounding property owners. One or two floors may be acceptable (as would be the case with commercial), but anything over two stories on that corner is likely to be strongly opposed by most Cordera residents.

Thank you,

Steve Toohey
c: 719-465-4725
tooheyst@yahoo.com